

**CPAM 2005-0007 Arcola Area/Route 50 Comprehensive Plan Amendment
May 22, 2006**

Capital Cost Comparisons for Development Scenarios

The current capital needs assessment has been used to measure the impact of the two development scenarios and to estimate capital facilities proffers that will be offered by development applicants based on County guidelines (see Table 3). These costs do not reflect the future costs of operating, staffing, and maintaining these facilities, or the credit for affordable housing units. For example, the 2004-05 operating expenditure per student in the Loudoun County school system was \$10,316.

The mix of unit types for the development scenarios were determined based on a 50/50 mix of single-family attached and multi-family units for densities of 16 and 24 dwelling units per acre. Multi-family units at 100% were assumed for residential development within the Village of Arcola as these uses are assumed as second and third story uses above non-residential uses. Current development in the Dulles Community was used to estimate the unit type mixes for densities of 4 dwelling units per acre (48% single-family detached, 38% single-family attached, and 14% multi-family).

In each of the scenarios outlined in Table 1 below staff assumed the maximum residential density permitted to reflect the worst case scenario.

Scenario 1 is based on current planned land use assuming rezonings to the maximum residential densities permitted (See Map 1 for densities permitted under existing planned land use).

Scenario 2 is based on staff's recommendation of 16 dwelling units per acre within the lifestyle hub (See Map 2 for the calculation of densities based on staff's recommendation¹).

Scenario 3a is based on the Planning Commission's recommendation at their May 8, 2006 Worksession, which permitted residential densities up to 24 dwelling units per acre within the lifestyle hub (See Map 3 for the calculation of densities based on the Planning Commission's May 8, 2006 recommendation¹).

Scenario 3b is based on the Planning Commission's recommendation at their May 1, 2006 Worksession, which permitted residential densities up to 24 dwelling units per acre within and adjacent to the lifestyle hub (See Map 4 for the calculation of densities based on the Planning Commission's May 1, 2006 recommendation¹).

¹ The build-out analysis assumed a greater density within the Village of Arcola since the draft policies permit residential development outside of the 65 Ldn noise contour above first floor retail or employment uses without being credited against the 4 dwelling units per acre density limit.

Table 1: Estimate of Capital Costs

	Scenario 1: Current Potential	Scenario 2: Staff Recommendation	Scenario 3a: PC Recommendation (May 8, 2006) 24 du/acre within Lifestyle Hub and 16 du/ acre adjacent**	Scenario 3b: PC Recommendation (May 1, 2006) 24 dwelling units within and adjacent to the Lifestyle Hub**
Housing Units	767*	5,147*	6,266*	6,324*
Population	1,741	11,651	14,192	14,323
Students	242	1,623	1,976	1,994
Anticipated Capital Cost	\$13,384,917	\$89,819,965	\$109,347,634	\$110,359,792
County share of costs	\$1,732,360	\$6,703,480	\$6,703,480	\$6,703,480
Development Share	\$11,652,557	\$83,116,485	\$102,644,154	\$103,656,312

*Housing units associated with approved developments were not included in the estimate of capital costs

**Based on build-out methodology parcels were considered developable if improvements were assessed at less than \$100,000 in 2005. The area adjacent to the lifestyle hub is approximately 40 acres, however; only 2.85 acres are considered developable based on the build-out methodology. Please note that if this area were to completely redevelop the capital facility impacts would be greater.